

170.B

0001

0410.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

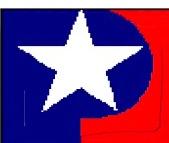
606,600 / 606,600

USE VALUE:

606,600 / 606,600

ASSESSED:

606,600 / 606,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 410

Owner 1: STENTA MATTHEW T

Owner 2: STENTA PETRA

Owner 3:

Street 1: 88 PARK AVE #410

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BENSON DONALD E -

Owner 2: -

Street 1: 7 LAWRENCE LANE

Twn/City: LEXINGTON

St/Prov: MA Cntry

Postal: 02421

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1480 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 7 - Condo Garden		Full Bath: 2	Rating: Average	A Bath:	Rating:	643-4847, Building Number 1.																
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																	
(Liv) Units: 1	Total: 1	1/2 Bath: 0	Rating: Average	A HBth:	Rating:																	
Foundation: 3 - BrickorStone		OthrFix:	Rating:																			
Frame: 1 - Wood		RESIDENTIAL GRID																				
Prime Wall: 7 - Brick		1st Res Grid Desc: Line 1 # Units 1																				
Sec Wall:	%	Level FY LR DR D K FR RR BR FB HB L O																				
Roof Struct: 2 - Hip		Other																				
Roof Cover: 1 - Asphalt Shgl		Upper																				
Color: BRICK		Lvl 2																				
View / Desir: N - NONE		Lvl 1																				
GENERAL INFORMATION				Lower																		
Grade: C+ - Average (+)		Totals RMS: 5 BRs: 2 Baths: 2 HB: 0																				
Year Blt: 1984	Eff Yr Blt:																					
Alt LUC:	Alt %:																					
Jurisdict: G10	Fact: .																					
Const Mod:																						
Lump Sum Adj:																						
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD		Location: R - Rear		Floor: M - Multi-Level		Exterior:	No Unit	RMS	BRs	FL												
Prim Int Wal 1 - Drywall		Total Units:		% Own: 2.039999962		Interior:	1	5	2	0												
Sec Int Wall:	%																					
Partition: T - Typical																						
Prim Floors: 4 - Carpet		Name: 29 - 6044		Additions:																		
Sec Floors:	%																					
Bsmnt Flr:		Override:		Kitchen:																		
Subfloor:		Total:	16.8 %	Baths:																		
Bsmnt Gar:																						
Electric: 3 - Typical		Plumbing:		Plumbing:																		
Insulation: 2 - Typical		Electric:		Electric:																		
Int vs Ext: S		Heating:		Heating:																		
Heat Fuel: 3 - Electric		General:		General:																		
Heat Type: 15 - H.V.A.C																						
# Heat Sys: 1		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL								
% Heated: 100	% AC: 100	Basic \$ / SQ: 325.00		Size Adj.: 0.90540540		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Solar HW: NO	Central Vac: NO	Const Adj.: 1.04989493		Adj \$ / SQ: 308.939							GLA	Gross Liv Ar	1,480	308.940	457,229							
% Com Wal	% Sprinkled	Other Features: 43018		Grade Factor: 1.10																		
		NBHD Inf: 1.32500005		NBHD Mod:																		
		LUC Factor: 1.00		WtAv\$/SQ:		AvRate:		Ind.Val														
		Adj Total: 729110		Juris. Factor: 1.00		Before Depr:	450.28															
		Depreciation: 122491		Special Features: 0		Val/Su Net:	409.86															
		Deprecated Total: 606620		Final Total: 606600		Val/Su SzAd:	409.86															
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:	PARCEL ID 170.B-0001-0410.0				IMAGE				AssessPro Patriot Properties, Inc			
SPEC FEATURES/YARD ITEMS																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N	Total Yard Items:					Total Special Features:								Total:								